

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT
BY DEPUTY L.V. FELTHAM OF ST. HELIER CENTRAL
QUESTION SUBMITTED ON MONDAY 23rd JANUARY 2023
ANSWER TO BE TABLED ON MONDAY 30th JANUARY 2023**

Question

“Will the Minister advise what level of inspection is carried out on properties rented from housing providers through the Affordable Housing Gateway to ensure that the providers are supplying properties that are in good physical condition and state of repair at the commencement of a lease; and, if no inspections take place, how is this minimum standard for rented property ensured for those on the waiting list for affordable rented housing?”

Answer

The Housing and Nuisance team in the Regulation Directorate does not have a specific proactive / routine inspection regime in place for properties rented from housing providers through the Affordable Housing Gateway. However, it does conduct inspections through several different pathways.

The team offers a reactive complaints service where residents can make contact to raise concerns over the condition of their property. Officers will then undertake an investigation which often involves carrying out an inspection of the property to determine whether it meets the requirements of the Public Health and Safety (Rented Dwellings) (Jersey) Law 2018 and subordinate legislation.

Officers also take part in multi-agency safeguarding work. In cases where concerns are raised over property conditions and similar, officers will attempt to gain access to properties to undertake inspections.

A number of housing providers are signed up to Rent Safe, the Government’s free landlord accreditation scheme. Properties which are added to this scheme generally receive an inspection by an officer to determine whether it is free of significant prescribed hazards and meets minimum standards.

At the start of tenancies, landlords are required to complete a Condition Report under the Residential Tenancy (Condition Reports) (Jersey) Order 2014. This also gives potential tenants an opportunity to raise any concerns they have.